

01395 222350

**LINKS**  
ESTATE AGENTS

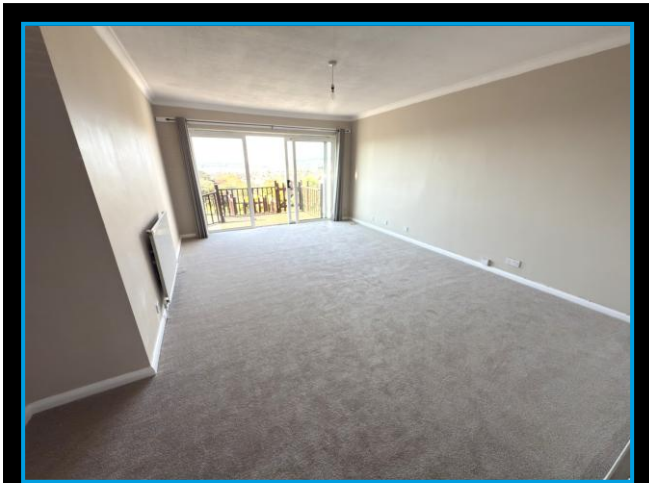
exmouth@linksestateagents.co.uk  
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**Guide Price £375,000**

**67 Langstone Drive, Exmouth, EX8 4HZ**



- Well Presented Bungalow With Panoramic Views • Views Of Exe Estuary, Haldon Hills, Sea & Coastline • Gas Central Heating & Double Glazing • Open Plan Living Room (With Views) / Modern Fitted Kitchen • 2 Double Bedrooms, Views From Bedroom 1 • Modern Fitted Shower Room
- Southerly Facing Rear Garden, Garage, Driveway Parking • NO ONWARD CHAIN



## Accommodation

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

### Entrance Porch

Useful shelved storage cupboard that also has the electric meter and trip switch fuse box. Door leading to:

### Open Plan Living / Dining / Kitchen 28'5" (8.66m) Max x 14'10" (4.52m) Max

#### Living / Dining Area 18'3" (5.56m) x 14'11" (4.55m) Max

uPVC double glazed sliding patio doors leading to rear garden with fantastic, far reaching Exe Estuary, Haldon Hill, Sea and South Devon coastline views. 2 radiators. Newly fitted carpet. Useful storage cupboard. Open to inner hallway and open to:

#### Kitchen 14'11" (4.55m) x 8'10" (2.69m)

uPVC double glazed window to front. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and tiled splash back's. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring induction hob with filter hood above and eye level electric oven to side. Space and plumbing for washing machine. Integrated fridge and freezer. Radiator. Newly fitted vinyl. Wall mounted, concealed, gas fire Combi boiler that supplies the central heating and domestic hot water.

### Inner Hallway

Access to insulated and part boarded loft space via trap door with ladder. Newly fitted carpet. Doors leading to:

#### Bedroom 1 12'0" (3.66m) x 10'11" (3.33m)

uPVC double glazed window to rear with those fantastic far reaching Exe Estuary, Haldon Hill, Sea and South Devon coastline views. Radiator. Newly fitted carpet.

#### Bedroom 2

uPVC double glazed window to front. Radiator. Newly fitted carpet.

### Shower Room

Modern fitted white suite of corner shower cubicle with electric shower unit, low level WC and vanity wash hand basin. Fully tiled walls. Heated towel. Newly fitted vinyl. Extractor fan.

### Externally

The property is approached via an extensive driveway that provides side by side, off road parking for several motor vehicles. Useful storage cupboard with gas meter. The driveway then leads down to:

#### Garage 16'9" (5.11m) x 8'0" (2.44m)

Electrically operated roll up and over door to front. Personal door to rear leading to rear garden. Window to rear that's also gains those Exe Estuary and Haldon Hill views. Power and light connected.





### **Southerly Facing Rear Garden**

Another feature of this property is the enclosed and good sized Rear Garden which, again, gains those fantastic and far reaching Exe Estuary, Haldon Hill, Sea and South Devon coastline views. Adjacent the property is an extensive decking area providing an ideal spot for outdoor dining and sitting to absorb those fantastic views. The remainder of the garden is then laid mainly to lawn. with a central Rockery and further shrub beds and borders that provide year round interest and colour. Timber panelled fenced boundaries. Front pedestrian access via the garage.

### **Tenure**

The property is FREEHOLD

### **Services**

All mains services are connected. The property is on a water meter. Council Tax Band C

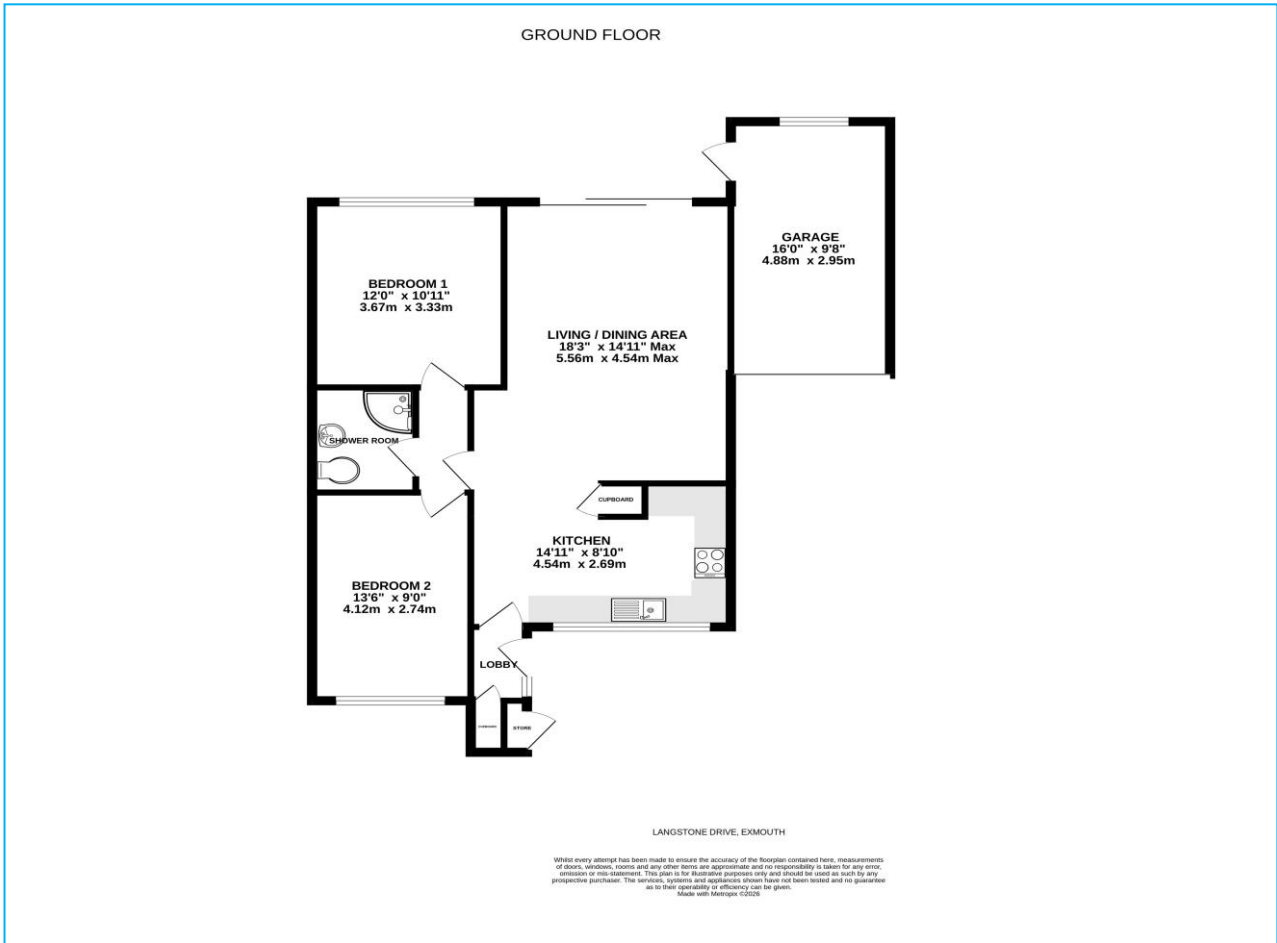
### **Mortgage Assistance**

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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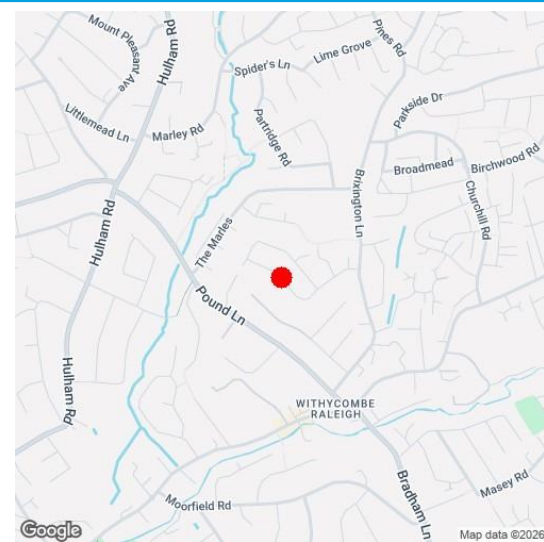




**Directions**

From Exmouth town centre, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Turn left into Langstone Drive, Follow the road around, where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.